

CITY OF CHICOPEE
CONSERVATION COMMISSION
Minutes of Meeting
April 6, 2016

Pursuant to Mass. General Law Ch. 131, Section 40 and the Chicopee Wetland Ordinance Ch. 272, the Chicopee Conservation Commission held a public hearing on **Wednesday, April 6, 2016** at 6:15 PM, City Council Chambers, 4th Floor, City Hall Annex.

Jim Reidy opened the meeting at 6:20 PM and announced that the meeting was being recorded.

Conservation Commission attendance:

Member	Present	Absent	Excused
James Reidy, Chair	X		
April Cloutier	X		
Michael Beliveau		X	
Jessica Dzwonkoski	X		
Celeste Donovan	X		
Charles Payne	X		

Planning/Conservation Staff attendance:

Member	Present	Absent	Excused
Lee Pouliot, Director			X
James Dawson, Development Manager	X		

Item 1. (NEW) NOI for Lot # 3 Ralph Circle (proposed subdivision off Russell St. originating in Springfield) to construct a single-family house with associated site work within Buffer Zone of BVW. Applicant: Sodi, Inc., Prospect Hills Dr., East Longmeadow, MA 01028

Notes: Peter Levesque of Wetland Consultants Inc. explained the project in detail. He presented the plans and the proposal for Lot 3 of Ralph Circle. Planning Staff recommended that Peter explain the proposals for lot 4 and 5 at the same time in order to avoid repetition and save time. The Commission members agreed. Peter then explained the proposals and work to be completed on lots 4 and 5. Ed Czepiel (working for the project attorney) explained that the drainage and infiltration system will be reviewed by the City Engineer when the Definitive Site Plans are submitted. Jim Reidy expressed his desire to have permanent markers installed on lots 3, 4 and 5 to delineate the 50' wetland buffer line on each lot. The Commission Members discussed the markers that they would like to see installed and made the following Conditions of Approval:

1. Permanent markers to be installed at each property line corner and wherever there is a change in direction in the buffer zone line (as per the plans submitted in the NOI) of each of the three lots.
2. The markers are to be installed three feet above grade and three feet below grade to discourage any possible movement of the markers and to be visible to future property owners.
3. The markers are to have information on them that they delineate a conservation area and no disturbance of any kind is to occur beyond them on the wetland side of the markers.
4. The markers are to be installed prior to issuance of any Certificates of Occupancy on any of the three lots.
5. No soil shall be stockpiled within the 100' buffer zone area of the wetland.

Three Abutters and Ward Councilor Fred Krampits were in attendance. The Abutters were concerned about drainage and stormwater runoff. Councilor Krampits had concerns about possible water entering

the intermittent stream through pipes outside the watershed of the stream. Peter Levesque explained that there is a very specific computerized formula determined by MassDEP for figuring out the size of a watershed. He also explained that it is highly unlikely that stormwater is entering the stream from outside the watershed through pipes as nearly all stormwater is handled via a gravity system and not likely to be pumped uphill. Jim Reidy was satisfied with Peter Levesque's explanation, the Commission Members concurred.

The Commission vote to approve the NOIs for lots 3,4 and 5 with the conditions stated above regarding the buffer zone markers and stockpiling of soil.

Motion to approve with the above conditions was made by Charles Payne and seconded by Jessica Dzwonkoski.

Vote was 5-0 to approve with conditions.

Member	Approve	Deny	Continue	Abstain
James Reidy, Chair	X			
April Cloutier	X			
Jessica Dzwonkoski	X			
Celeste Donovan	X			
Charles Payne	X			

Item 2: (NEW) NOI for Lot # 4 Ralph Circle (proposed subdivision off Russell St. originating in Springfield) to construct a single-family house with associated site work within Buffer Zone of BVW. Applicant: Sodi, Inc., Prospect Hills Dr., East Longmeadow, MA 01028

Notes: See Notes from Item 1 above.

Motion to approve with the above conditions was made by Celeste Donovan and seconded by April Cloutier.

Vote was 5-0 to approve with conditions.

Member	Approve	Deny	Continue	Abstain
James Reidy, Chair	X			
April Cloutier	X			
Jessica Dzwonkoski	X			
Celeste Donovan	X			
Charles Payne	X			

Item 3: (NEW) NOI for Lot # 5 Ralph Circle (proposed subdivision off Russell St. originating in Springfield) to construct a single-family house with associated site work within Buffer Zone of BVW. Applicant: Sodi, Inc., Prospect Hills Dr., East Longmeadow, MA 01028

Notes: See Notes from Item 1 above.

Motion to approve with the above conditions was made by Charles Payne and seconded by Jessica Dzwonkoski.

Vote was 5-0 to approve with conditions.

Member	Approve	Deny	Continue	Abstain
James Reidy, Chair	X			
April Cloutier	X			
Jessica Dzwonkoski	X			
Celeste Donovan	X			
Charles Payne	X			

Item 4: (NEW) NOI for Lot # 5 Morgan Circle for approximately 2,640 SF of site work, associated with construction of a single-family house, within Riverfront Area. Applicant: CRA Holdings Inc., 1421 Granby Rd., Chicopee, MA 01020

Notes: The Applicant sent a letter to the Planning and Conservation office requesting a continuance of the NOIs for Lots 5 and 6 of Morgan Circle as they work through Alternatives Analysis with MassDEP.

Motion to accept the request to continue was made by April Cloutier and seconded by Charles Payne.

Vote was 5-0 to continue the NOIs for lots 5 and 6 of Morgan Circle to April 20, 2016.

Member	Approve	Deny	Continue	Abstain
James Reidy, Chair			X	
April Cloutier			X	
Jessica Dzwonkoski			X	
Celeste Donovan			X	
Charles Payne			X	

Item 5: (NEW) NOI for Lot # 6 Morgan Circle for approximately 2,073 SF of site work, associated with construction of a single-family house, within Riverfront Area. Applicant: CRA Holdings Inc., 1421 Granby Rd., Chicopee, MA 01020

Notes: See notes from Item 4 above.

Motion to accept the request to continue was made by April Cloutier and seconded by Charles Payne.

Vote was 5-0 to continue the NOIs for lots 5 and 6 of Morgan Circle to April 20, 2016.

Member	Approve	Deny	Continue	Abstain
James Reidy, Chair	X			
April Cloutier	X			
Jessica Dzwonkoski	X			
Celeste Donovan	X			
Charles Payne	X			

Item 6: Minutes from March 16, 2016

Motion to approve was made by Celeste Donovan and seconded by April Cloutier.

Vote was 5-0 to approve the minutes.

Member	Approve	Deny	Continue	Abstain
James Reidy, Chair	X			
April Cloutier	X			
Jessica Dzwonkoski	X			
Celeste Donovan	X			
Charles Payne	X			

Item 7: SIGN BILLS! Planning Staff indicated there were no bills to sign.

Item 8: Upcoming Project Updates

Notes: Planning Staff mentioned that the Commission would likely be seeing an RDA with regard to the water chestnut pull in the Chicopee River coming before them for the May 4, 2016 hearing.

Item 9: Adjournment

Motion to adjourn was made by April Cloutier and seconded by Jessica Dzwonkoski.

Vote was 5-0 to adjourn.

Member	Approve	Deny	Continue	Abstain
James Reidy, Chair	X			
April Cloutier	X			
Jessica Dzwonkoski	X			
Celeste Donovan	X			
Charles Payne	X			

Meeting adjourned at 7:15 PM.